

NOTTINGHAM PLANNING BOARD
Joint Meeting with the Nottingham Zoning Board of Adjustment
And the Nottingham Conservation Commission
October 12, 2016

1 **Approved by the Nottingham Planning Board:** December 14, 2016

2 **Planning Board (PB) Members Present:** Dirk Grotenhuis, Chairman; Eduard Viel,
3 Vice-Chairman; Charlene Andersen, BOS Rep; Susan Mooney, Secretary (Conservation
4 Commission member as well); Gary Anderson, SRPC Rep; John Morin, CIP Rep; Teresa
5 Bascom, (Zoning Board of Adjustment Member as well); Robert “Buzz” Davies,
6 Alternate

7 **Zoning Board of Adjustment (ZBA) Members Present:** Mike Russo, Chair; Bonnie
8 Winona-MacKinnon, Vice- Chair; Peter White; Kevin Bassett, Alternate; Kathy Bowse,
9 Alternate

10 **Conservation Commission (CC) Members Present:** Cheryl Smith; Paul Miliotis; Sam
11 Demeritt; Liz Kotowski

12 **Others Present:** Paul Colby, Code Administrator; JoAnna Arendarczyk, Land Use Clerk;

13 **Call to Order at:** 7:00pm

14 **Public Hearing Continuation**

- 15 • **Flutter St. Case P16-005-SUB-** Withdrawal

16 Mrs. Mooney recused herself as she is an abutter in this case

17 Mr. Davies was seated for Mrs. Mooney

18 **Motion Made By:** Mr. Davies to “accept the withdrawal the application without
19 prejudice.”

20 **Seconded By:** Mrs. Bascom

21 **Vote:** 7-0-0 **Motion Passed**

22 Mrs. Mooney was reseated

23 Mr. Davies was unseated

24 **Public Meeting**

- 25 • **Budget**

- 26 ○ **ZBA budget:** No changes were made from the previous year’s budget

27 **7:06pm-** Bonnie Winona-MacKinnon arrived

28 **PB budget:** Mr. Colby reviewed his recommended changes due to the increase in the
29 number of meetings, trainings and advertising fees.

- 30 ○ **Strafford Regional Planning Commission (SRPC) discussion**

- 31 ▪ 2017 dues would be \$5553.09

- 32 ▪ SRPC request the Board hire a planner through them

- 33 • Cost around \$15-\$16 thousand to hire and the cost to outfit
34 the office

- 35 • work part time in both Nottingham and Northwood

36 **7:16pm-** Mike Russo arrived

37 Mr. Anderson, the Board’s SRPC rep. stated that he feels he gathers info that pertains to
38 Nottingham and if there is a need to use SRPC the door is open but to pay dues is not
39 necessary. After further discussion the Board unanimously came to the same conclusion.

- 40 ○ **Collection of the money from the contracted portion of the School
41 Impact Fee update- from the School District**

- 42 ▪ Next bill will be in portions- one for \$2,500.00 for the School
43 District

- 44 ▪ The remainder the Town will pay

- 45 ○ **Joint Meeting with ZBA & CC regarding potential Zoning changes**

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- 46 ▪ Mr. Colby reviewed the suggested changes that had been
47 compiled over the year. (*Attached*)
- 48 1. ADU- Law change as well as the definition
- 49 • Suggestion from Ms. Winona-MacKinnon to allow unattached ADU's on
50 single tracts of land
- 51 ➤ Change Section 2.J. to read "An interior door shall be provided
52 between the principal dwelling unit and the ADU when attached.
- 53 • Should Impact Fees be applied to ADU's
- 54 ➤ Currently they do not
- 55 ➤ Discussion concluded with keeping it as not applicable
- 56 2. Definitions- Based on notes from previous meetings (PB and ZBA)- (*Attached*)
- 57 • The Board approved all definition changes:
- 58 ➤ Building Envelope
- 59 ➤ Lot Envelope
- 60 ➤ Lot Line
- 61 ➤ Multifamily
- 62 ➤ Setback
- 63 ➤ Setback line
- 64 3. Lighting Ordinance
- 65 • Would replace current Zoning Ordinance's Dark Sky Section
- 66 ➤ Agreed to table for a year-Land Use Clerk will send e-mail to
67 coordinate committee with PB and CC
- 68 1. Very few lighting complaints
- 69 2. New one is too technical (scale back)
- 70 3. Need public education
- 71 4. Discuss language Article II C.c & C2
- 72 • Mr. Russo pointed out original intent change was due to the quantity of
73 Variance requests for accessory structures for existing lots
- 74 • The Board discussed need to change language
- 75 ➤ Article II C.c remains the same
- 76 ➤ Article II C2 proposed change will read:
- 77 "“There shall be between the property line, water's edge (“reference line” as
78 described in RSA 483-B:4 XVII), and any dwelling, (add: **including septic**
79 **systems**), a minimum distance of fifty (50') feet, twenty (20') feet for
80 grandfathered non-conforming lots of less than two (2) acres, as of the date of
81 passage (03/08/94), in all directions. Setbacks for accessory building (strike:
82 ~~including septic systems~~)...”
- 83 • Add Accessory Dwelling Units to the new definitions list
- 84 Mr. Chairman asked if anyone has questions across boards
- 85 • Why is a Lot Envelope size used versus just the Setback requirements?
- 86 ○ The 30k contiguous, without restrictive elements, is needed to
87 sustain a building
- 88 • Which would take precedence?
- 89 ○ Setbacks would over buildable area

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- 90 • Does the ZBA consider the quality of wetlands or the slopes when
- 91 faced with setback issues?
- 92 ○ A lot of factors including the wetlands and slopes are
- 93 considered
- 94 • Is there anything in the Zoning Ordinance that protects the lake?
- 95 ○ Shoreland Protection is pretty descriptive on what can and
- 96 cannot go on around the lake
- 97 ○ ZBA does make decisions subject to Shoreland Protection
- 98 decisions
- 99 ○ ZBA requires low impact development practices as well
- 100 • ZBA requested Land Use Clerk to inform CC when ZBA receives a
- 101 case involving wetlands and lakes for advice from CC

102 **Board of Selectmen and Staff/Board Members Update**

103 Volunteer needed for the Hazardous Mitigation Committee- Mrs. Bascom volunteered

104 1st Public Hearing for Zoning Ordinance changes will be December 21, 2016

105 **9:00pm** – ZBA and CC left

106 **Approval of Minutes**

107 - September 14, 2016- Tabled

108 **Adjournment**

109 **Motion Made by:** Mrs. Mooney to adjourn

110 **Seconded by:** Mrs. Bascom

111 **Vote:** 7-0-0 **Motion Passed**

112 **Adjourn:** 9:03pm

113 **Sign plans for Case #P16-011-SUB- Curry Subdivision-**

114 For the Nottingham Planning Board, JoAnna Arendarczyk, Land Use Clerk